028.0	0001	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,286,100	/	1,286,100
USE VALUE:	1,286,100	/	1,286,100
ASSESSED:	1,286,100	/	1,286,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANGELAKIS DIONISSIOS ET AL
Owner 2:	
Owner 3:	
Street 1:	8 CAMBRIDGE ST
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	FRENI ESTHER J/TR OF -
Owner 2:	SIDSAM NOMINEE TRUST -
Street 1:	39 EVERETT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 3193 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	826,400	4,900	454,800	1,286,100
Total Card	0.114	826,400	4,900	454,800	1,286,100
Total Parcel	0.114	826,400	4,900	454,800	1,286,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.76 | /Parcel: 402.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	19223
GIS Ref	
GIS Ref	
Insp Date	10/31/18

!2330!

PREVIOUS ASSESSMENT

Parcel ID: 028.0-0001-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	823,600	4900	4,950.	454,800	1,283,300	1,283,300	Year End Roll	12/18/2019
2019	104	FV	405,900	4900	4,950.	483,200	894,000	894,000	Year End Roll	1/3/2019
2018	104	FV	405,900	4900	4,950.	352,500	763,300	763,300	Year End Roll	12/20/2017
2017	104	FV	379,700	4900	4,950.	307,000	691,600	691,600	Year End Roll	1/3/2017
2016	104	FV	379,700	4900	4,950.	261,500	646,100	646,100	Year End	1/4/2016
2015	104	FV	336,700	4900	4,950.	255,800	597,400	597,400	Year End Roll	12/11/2014
2014	104	FV	336,700	4900	4,950.	210,300	551,900	551,900	Year End Roll	12/16/2013
2013	104	FV	351,000	4900	4,950.	200,100	556,000	556,000		12/13/2012

PRINT

Date	Time
12/10/20	17:46:10

LAST REV

Date	Time
09/26/19	11:43:33
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2330

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRENI ESTHER J/	71573-1	1	9/4/2018		1,305,011	No	No		
FRENI ESTHER J,	65346-141		5/11/2015	Convenience	99	No	No		
FRENI ESTHER/TR	64107-216		8/20/2014	Convenience	99	No	No		
FRENI ESTHER/TR	53258-460		7/23/2009	Family	1	No	No		
FRENI ESTHER	50089-382		9/12/2007	Family	1	No	No		
FRENI ESTHER/TR	49031-591		2/26/2007	Family	1	No	No		
FRENI ESTHER	44173-418		11/24/2004	Family	1	No	No		
	19547-120		12/1/1988		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2019	SQ Returned	JO	Jenny O
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/24/2009	Meas/Inspect	336	PATRIOT
3/17/2000	Inspected	264	PATRIOT
2/16/2000	Measured	264	PATRIOT
8/11/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	19223
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	454,802	Spl Credit		Total:	454,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00460982
Const Adj.:	1.40318453
Adj $ / SQ:	239.641
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	926485
Depreciation:	100060
Depreciated Total:	826425

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

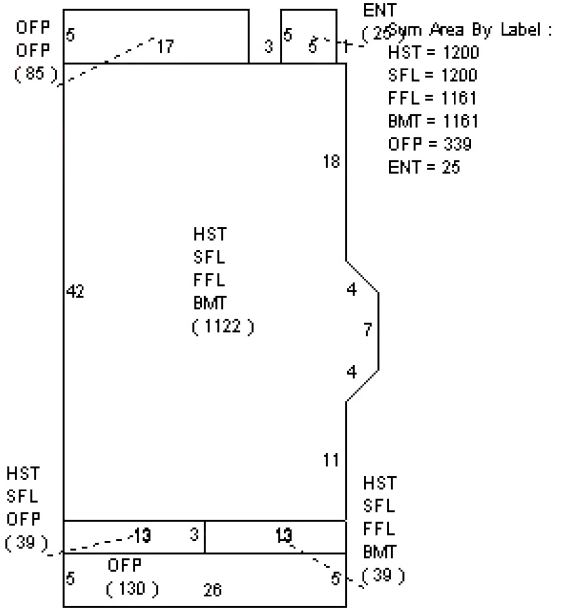
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
1	7	3	M
Totals			
2	13	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,200	239.640	287,569
BMT	Basement	1,161	81.240	94,318
FFL	First Floor	1,161	239.640	278,223
HST	Half Story	600	239.640	143,785
OFP	Open Porch	339	29.980	10,164
ENT	ENTRY	25	37.040	926

Net Sketched Area:	4,486	Total:	814,985
Size Ad	2961	Gross Are	5086	FinArea	3193
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	239.64
Special Features:	0	Val/Su Net:	184.22
Final Total:	826400	Val/Su SzAd	279.09

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0001-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1930	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc